

When recorded return to:

Nathan T. Bird and Tamsyn N. Bird  
18314 Beaver Marsh Road  
Mount Vernon, WA 98273

208595-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236589  
May 22 2023  
Amount Paid \$13834.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Nancy Dorian Ruhlman and Sheryl Ann Rasmussen, Trustees of the Ruhlman Family Trust dated February 20, 1996**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Nathan T. Bird and Tamsyn N. Bird, a married couple**

the following described real estate, situated in the County of Skagit, State of Washington:

**For Full Legal See Attached "Exhibit A"**

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn SE NE 3-33-3 E W.M.

Tax Parcel Number(s): 330303-0-007-0016/P15342

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 208595-LT.

Dated: May 10, 2023

(attached to Statutory Warranty Deed)

The Ruhlman Family Trust dated February 20, 1996

By: Nancy Dorian Ruhlman  
Nancy Dorian Ruhlman, Trustee

By: \_\_\_\_\_  
Sheryl Ann Rasmussen, Trustee

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 18<sup>th</sup> day of May, 2023 by Nancy Dorian Ruhlman and ~~Sheryl Ann Rasmussen~~, Trustees of The Ruhlman Family Trust dated February 20, 1996. <sup>NS</sup>

Naomi R. Stanfill  
Signature

Notary  
Title

My commission expires: 03-17-26

NAOMI R STANFILL  
Notary Public  
State of Washington  
License Number 201173  
My Commission Expires  
March 17, 2026

(attached to Statutory Warranty Deed)

The Ruhlman Family Trust dated February 20, 1996

By: \_\_\_\_\_  
Nancy Dorian Ruhlman, Trustee

By: Sheryl Ann Rasmussen  
Sheryl Ann Rasmussen, Trustee

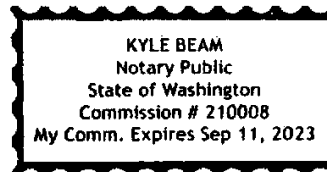
STATE OF WASHINGTON  
COUNTY OF ~~SKAGIT~~ King

This record was acknowledged before me on 18 day of May, 2023 by ~~Nancy Dorian Ruhlman and~~ Sheryl Ann Rasmussen, Trustees of The Ruhlman Family Trust dated February 20, 1996.

Kyle Beam  
Signature

Notary  
Title

My commission expires: 9-11-23



**Exhibit A**

That portion of the North 356 feet of the East 215 feet of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 33 North, Range 3 East, W.M., lying West of the Beaver Marsh County Road along the East line of said subdivision, EXCEPT the North 5 feet thereof conveyed to Drainage District No. 15 for ditch rights of way by Deed recorded under Auditor's File No. 217042 in Volume 148 of Deeds, page 262, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

## Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County.

A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.